



## Land Information Worksheet

**NOTICE:** This information worksheet is designed to assist all parties in collecting information about the property. The worksheet is not a substitute for any professional inspections or warranties that a buyer may wish to obtain. **THIS IS NOT A DISCLOSURE.** This worksheet is not intended to be used in connection with residential building lots.

This information worksheet is referenced in the Agreement for Purchase and Sale of Land (Form 580L-T) to (i) indicate that the information referenced herein is the type of information relevant to a property in the possession of a seller that they shall deliver to a buyer pursuant to Section 4 thereof, and, (ii) to provide an example of the types of matters a buyer may investigate regarding a property pursuant to Section 6(c) thereof.

**Property Address:** 506 West Main Street, Burnsville, NC 28714

**Owner:** James Keith and Amanda Keith

**Tax Parcel Number:** 082013144616000

Do you as owner have any information regarding or are you aware of any information regarding the following:

| Yes | No | Unknown |
|-----|----|---------|
|-----|----|---------|

### A. Physical Aspects

- |                                                                                                                                                             |                                     |                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past soil evaluation test (agricultural, septic or otherwise).....                                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Caves, mineshafts, tunnels, fissures or open or abandoned wells .....                                                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3. Erosion, sliding, soil settlement/expansion, fill or earth movement .....                                                                                | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4. Communication, power or utility lines.....                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 5. Pipelines (natural gas, petroleum, other).....                                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 6. Landfill operations .....                                                                                                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> Legal <input type="checkbox"/> Illegal <input type="checkbox"/> Previous <input type="checkbox"/> Planned                          |                                     |                                     |                                     |
| 7. Drainage, grade issues, flooding or conditions conducive to flooding .....                                                                               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 8. Dampness/moisture other than around river, streams, lakes, etc. ....                                                                                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 9. Gravesites, pet cemeteries or animal burial pits.....                                                                                                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10. Rivers, lakes, ponds, creeks, streams or springs .....                                                                                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 11. Wells .....                                                                                                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> potable <input type="checkbox"/> non-potable    _____ gallons per minute;<br>depth _____, shared (y/n) _____; year installed _____ |                                     |                                     |                                     |
| 12. Existing Septic System.....                                                                                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, number of bedroom permit _____                                                                                                                      |                                     |                                     |                                     |
| 13. Commercial or industrial uses causing noxious fumes or odors .....                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### B. Legal/Land Use Aspects

- |                                                                |                          |                          |                          |
|----------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
| 1. Current or past title insurance policy or title search..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------------------------------------|--------------------------|--------------------------|--------------------------|



|                                                                                                                                                                         | Yes                      | No                                  | Unknown                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 2. Copy of deed(s) for property.....                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3. Forfeiture or transfer of rights (mineral, timber, development, etc.) .....                                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Government administered programs or allotments .....                                                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Septic permits (current or expired) .....                                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Rollback or other tax deferral recaptures upon sale.....                                                                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Litigation or estate proceeding affecting ownership or boundaries .....                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Notices from governmental or quasi-governmental authorities related to the property....                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Private use restrictions or other protective covenants, conditions and restrictions .....                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 10. Recent work by persons entitled to file lien claims .....                                                                                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| If yes, have all such persons been paid in full .....                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If not paid in full, provide lien agent name and project number: .....                                                                                                  |                          |                                     |                                     |
| 11. Jurisdictional government land use authority (city or county)                                                                                                       |                          |                                     |                                     |
| i. Name: .....                                                                                                                                                          |                          |                                     |                                     |
| 12. Current zoning: <u>Town of Burnsville</u>                                                                                                                           |                          |                                     |                                     |
| 13. Schools (names) <u>Burnsville Elementary School</u> (elementary)                                                                                                    |                          |                                     |                                     |
| <u>East Yancey Middle School</u> (middle)                                                                                                                               |                          |                                     |                                     |
| <u>Mountain Heritage High School</u> (high)                                                                                                                             |                          |                                     |                                     |
| 14. Fees or leases for use of any system or item on property .....                                                                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 15. Location within a government designated disaster evacuation zone (e.g.<br>hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility).....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Access (legal and physical) other than by direct frontage on a public road                                                                                          |                          |                                     |                                     |
| i. Access via easement.....                                                                                                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Access via private road .....                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>C. <u>Survey/Boundary Aspects</u></b>                                                                                                                                |                          |                                     |                                     |
| 1. Current or past survey .....                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. Approximate acreage: .....                                                                                                                                           |                          |                                     |                                     |
| 3. Wooded Acreage <u>0</u> ; Cleared Acreage <u>0.85</u>                                                                                                                |                          |                                     |                                     |
| 4. Encroachments .....                                                                                                                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Public or private use paths or roadways rights of way/easement(s) .....                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i. Financial or maintenance obligations related to same .....                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 6. Communication, power or other utility rights of way/easements .....                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7. Railroad or other transportation rights of way/easements.....                                                                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 8. Conservation easement .....                                                                                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 9. Riparian Buffers.....                                                                                                                                                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>D. <u>Agricultural, Timber, Mineral Aspects</u></b>                                                                                                                  |                          |                                     |                                     |
| 1. Agricultural Status (e.g. forestry deferral) .....                                                                                                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Licenses, leases or usage permits granted for, but not limited to, crops,<br>minerals or mineral rights, oil and gas rights, hunting, water, grazing or timber ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Owner farming .....                                                                                                                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Harvest impact .....                                                                                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Diagnosis or treatment for vegetative disease or insect infestation .....                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Timber cruises or other timber related reports .....                                                                                                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Timber harvest within past 25 years .....                                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i. If yes, monitored by Registered Forester? .....                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ii. If replanted, what species: .....                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| iii. Years planted: .....                                                                                                                                               |                          |                                     |                                     |

### E. Environmental Aspects

- |                                                                                                                              |                          |                                     |                                     |
|------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s).....                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 2. Abandoned or junk motor vehicles or equipment of any kind .....                                                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 3. Illegal/ methamphetamine uses? .....                                                                                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Federal or State listed species <input type="checkbox"/> Plants <input type="checkbox"/> Animals.....                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Government sponsored clean-up of the property .....                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Groundwater, surface water or well water contamination <input type="checkbox"/> Current <input type="checkbox"/> Previous | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 7. Previous commercial or industrial uses.....                                                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 8. Wetlands .....                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i. Permits or certifications related to Wetlands .....                                                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ii. Coast areas of environmental concern .....                                                                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 9. The use of, burial, storage or presence of on the property or in any structure on the property:                           |                          |                                     |                                     |
| i. Asbestos .....                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii. Benzene .....                                                                                                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii. Fuel/chemical storage .....                                                                                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv. Paint <input type="checkbox"/> Lead based paint <input type="checkbox"/> Other paint/solvents .....                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| v. Methane gas .....                                                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| vi. Pesticides.....                                                                                                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| vii. Radioactive material .....                                                                                              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| viii. Radon gas.....                                                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ix. Underground or above ground storage tank(s).....                                                                         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| x. Agricultural chemical storage (above or under ground) .....                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### F. Utilities

| Provider                                                              |         |                                                                            |                           |
|-----------------------------------------------------------------------|---------|----------------------------------------------------------------------------|---------------------------|
| <input checked="" type="checkbox"/> Water Town of Burnsville          | Tap Fee | <input checked="" type="checkbox"/> paid <input type="checkbox"/> not paid | Available location: _____ |
| <input checked="" type="checkbox"/> Sewer Town of Burnsville          | Tap Fee | <input checked="" type="checkbox"/> paid <input type="checkbox"/> not paid | Available location: _____ |
| <input checked="" type="checkbox"/> Gas Piedmont Natural Gas          | Tap Fee | <input checked="" type="checkbox"/> paid <input type="checkbox"/> not paid | Available location: _____ |
| <input checked="" type="checkbox"/> Electricity French Broad Electric |         |                                                                            | Available location: _____ |
| <input checked="" type="checkbox"/> Cable Spectrum                    |         |                                                                            | Available location: _____ |
| <input type="checkbox"/> Fiber Optic                                  |         |                                                                            | Available location: _____ |
| <input type="checkbox"/> Telephone                                    |         |                                                                            | Available location: _____ |
| <input type="checkbox"/> Private well                                 |         |                                                                            | Available location: _____ |
| <input type="checkbox"/> Shared private well or community well        |         |                                                                            | Available location: _____ |
| <input type="checkbox"/> Hauled water                                 |         |                                                                            | Available location: _____ |

**Explanation Sheet Attached to Land Checklist**

**Instructions:** Place a number in the first column that corresponds to numbers rows attached to this sheet.

**Attach additional sheets as necessary**